



48 Drynham Road Trowbridge BA14 0PE

**** For sale by online auction ** Pre-Auction offers considered **** A fantastic opportunity to purchase a deceptively spacious Edwardian terrace home situated within the well regarded Drynham Road close to cycle ways, parkland walks, town centre, shop and railway station. This charming property features entrance hall, living room with bay window and fireplace, reception/boot room, cloakroom/utility, large kitchen/dining room with door onto well-tended gardens, three bedrooms and large four piece bath/shower room. There is also a large roof terrace boasting viewings across the town! Viewing is highly recommended, no onward chain. **** Buyers Fee Applies ** Auction Pack Available On Request ** Auction Date - Thursday 18th September 2025 ****

Auction Guide £180,000





ACCOMMODATION

All measurements are approximate.

Entrance Hall

Composite, double glazed window to the front with transom window. Radiator. Tiled flooring, coving and feature archway. Stairs to the first floor with cupboard under. High level cupboard housing fuse box. Doors off and into:

Living Room

15'2" x 10'8" max (4.62m x 3.25m max)
UPVC double glazed bay window to the front. Radiator. Feature open fireplace with wood mantle and slate hearth. Wood effect flooring, picture rail, coving and ceiling rose. Television point.

Reception/Boot Room

9'10" x 7'8" (3.00 x 2.34)
UPVC double glazed window and door to the side. Radiator. Wood effect flooring. Door to the:

Utility

Radiator. Plumbing for washing machine. Vinyl flooring. Doorway to the:

Cloakroom

Obscured UPVC double glazed window to the rear. Wash hand basin and w/c. Wall mounted boiler.

Kitchen/Dining Room

15'1" x 12'3" max (4.60 x 3.74 max)
Bay with UPVC double glazed windows and door to the rear. Radiator. Extensive range of modern, high gloss wall, base and drawer units with wood effect rolled top work surfaces and upstand. Stainless steel one and a half bowl sink drainer unit with mixer tap. Gas cooker remaining with extractor over. Freestanding dishwasher remaining. Space for large dining table. Space for fridge/freezer. Wood effect flooring and picture rail.

FIRST FLOOR

Half Stair Landing

Door to the:

Cloakroom

Obscured UPVC double glazed window to the rear. Radiator. Pedestal wash hand basin and w/c. Vinyl flooring,

Landing

Stairs leading to large double glazed Velux window opening onto large roof terrace with stunning views across town. Under stairs storage cupboards. Doors off and into:

Bedroom One

15'3" x 10'2" max (4.65 x 3.12 max)
UPVC double glazed bay window to the front.
Radiator. Two built-in double wardrobes.

Bedroom Two

13'0" x 12'4" (3.98 x 3.78)
Two UPVC double glazed windows to the rear.
Radiator.

Bedroom Three

9'4" x 5'1" (2.86 x 1.57)
UPVC double glazed window to the front. Radiator.

Family Bath & Shower Room

Obscured UPVC double glazed window to the side. Towel radiator. Four piece white suite with aqua-board and tiled surrounds comprising freestanding rolled top bath with shower mixer tap, walk-in shower enclosure with rain-fall shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Vinyl flooring and inset ceiling spotlights.

Roof Terrace

Large roof terrace laid to loose stone chippings enclosed by walling, railings and stone balustrades. Far reaching views across rooftops.

EXTERNALLY

To The Front

Gate and path to the front door. Variety of plants and shrubs. Enclosed by low level walling and railings. Gate to covered side passageway (Shared by one neighbour only) leading to the rear garden.

To The Rear

Established cottage style garden with private aspect comprising decked area to the immediate rear, meandering pathway leading to gravel area, small pond and well stocked borders with a variety of plants, trees and shrubs. Small shed. Bin storage area to the side. Tap. All enclosed by fencing.

Auction Terms & Conditions

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor reserves the right to remarket the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

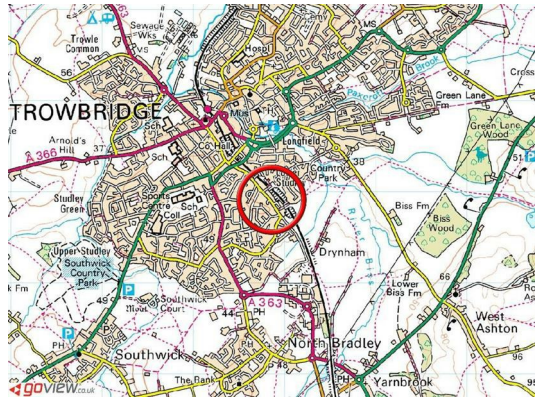
Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

****Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

****Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.



Tenure **Freehold**
Council Tax Band **C**
EPC Rating **E**




KINGSTONS
Trowbridge Office

5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact
01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.